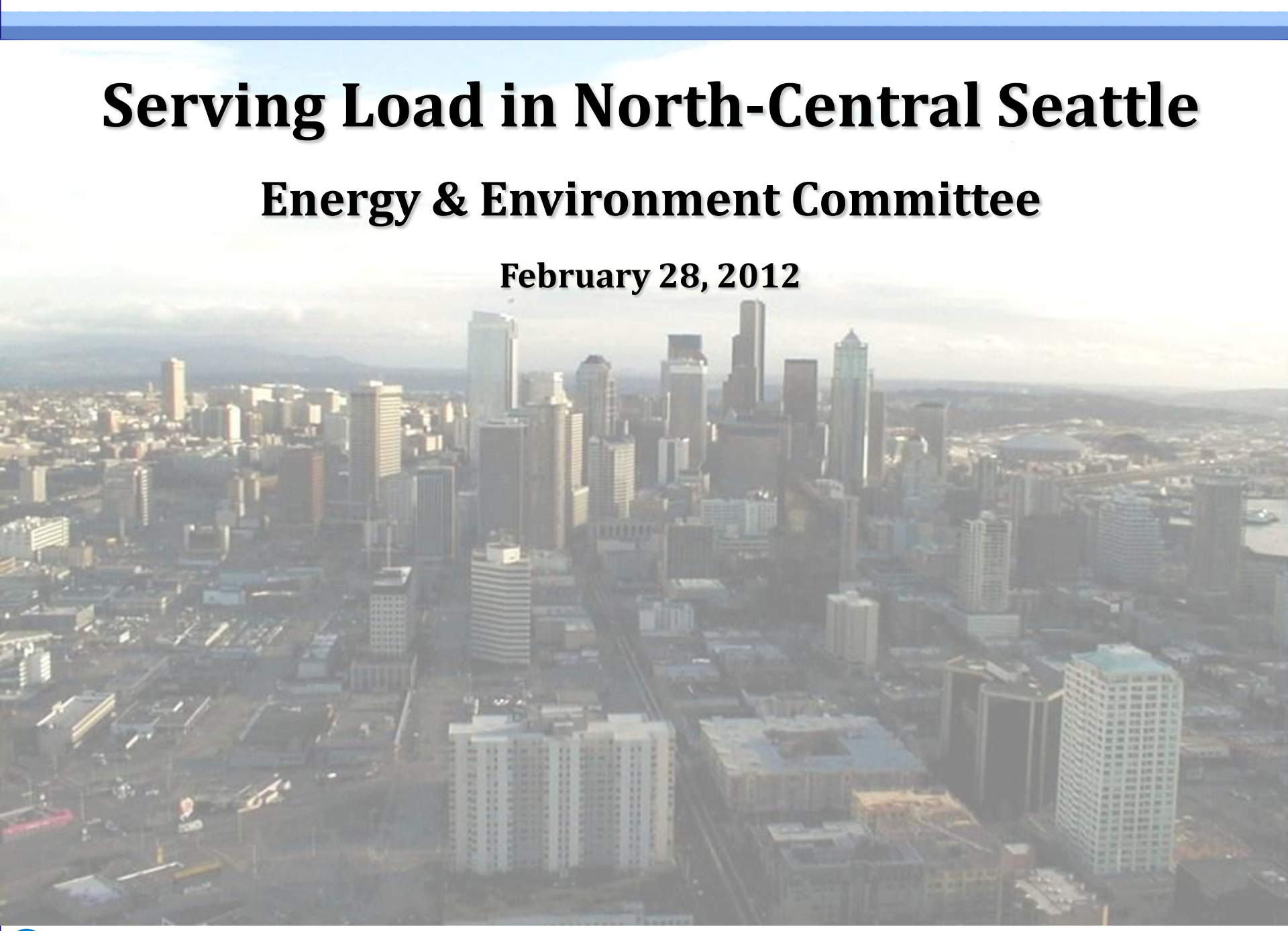
Serving Load in North-Central Seattle

Energy & Environment Committee

February 28, 2012



Council Action Requested

Release funding for NODO Substation Planning & Design

- *Complete SEPA / EIS process (2 year process)*
- *Provide for continued planning & design, establish construction spec's*
- *Supporting resources for Public Outreach via Interdepartmental Team*

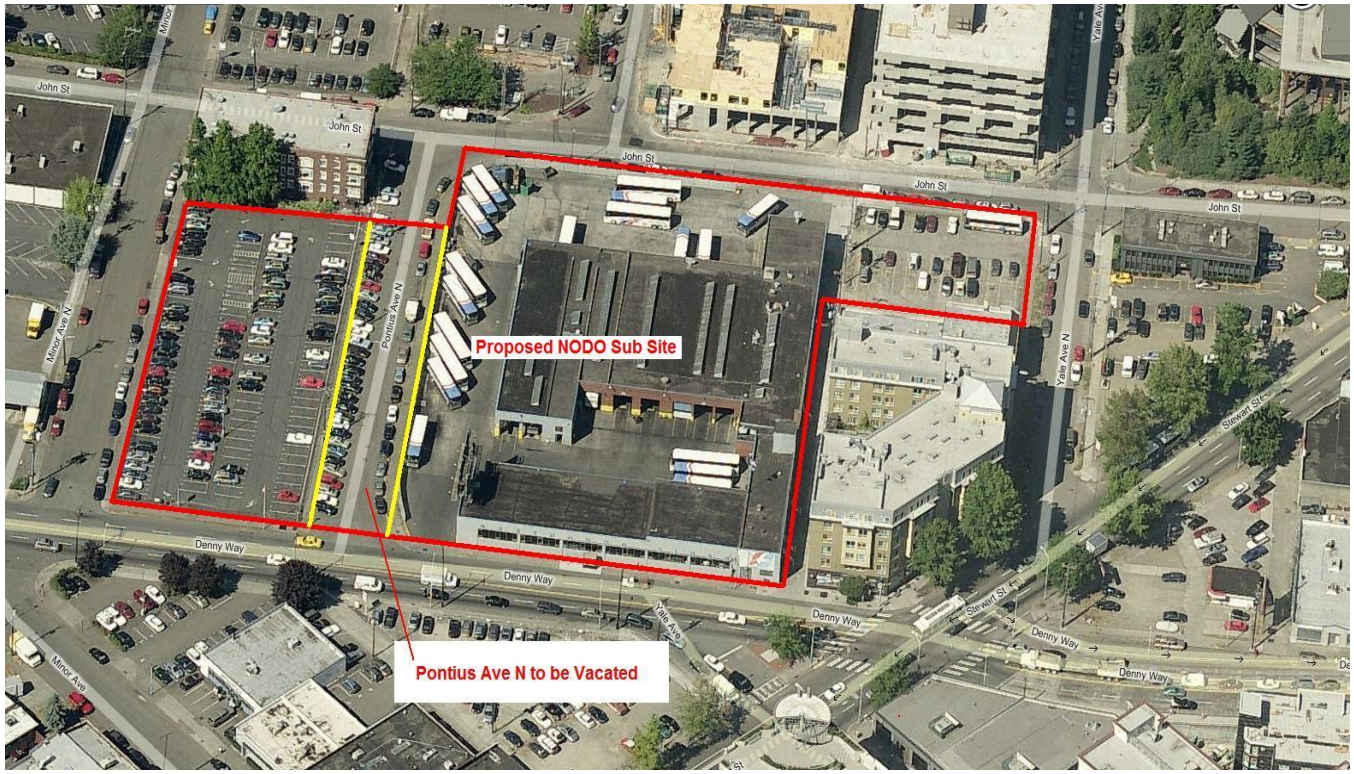
Proposed NODO Substation Site

Substation Property

- ***Purchased in 2009 / 3.25 Acres***

Environmental Cleanup

- ***Final Permitting & Approval Phase underway***
- ***Demolition & Excavation beginning June 2012***
- ***Completion Sept 2012***



Source Document: Google Earth / SCL Edits

State Environmental Policy Act (SEPA) and Environmental Impact Statement (EIS)

Ensures SEPA policies are integral part of project

- *Ensures public process & engagement with the community & constituents*
- *Provides necessary environmental analysis*

Enables other government agencies & interested citizens

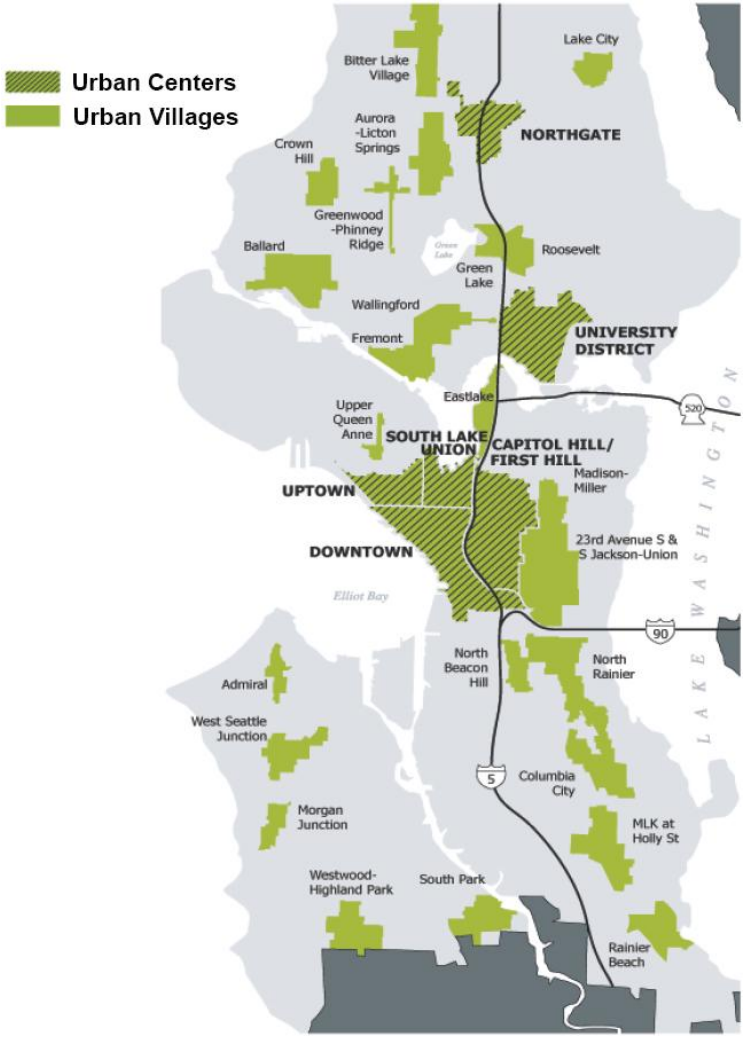
- *Involves community in establishing design characteristics of facility*
- *Serves to integrate the project within the community and integrating with the community desires*

Interdepartmental Team

- *Initiate and Support public engagement*
- *Coordinate SEPA / EIS outreach with community and other City Departments*

Key Drivers

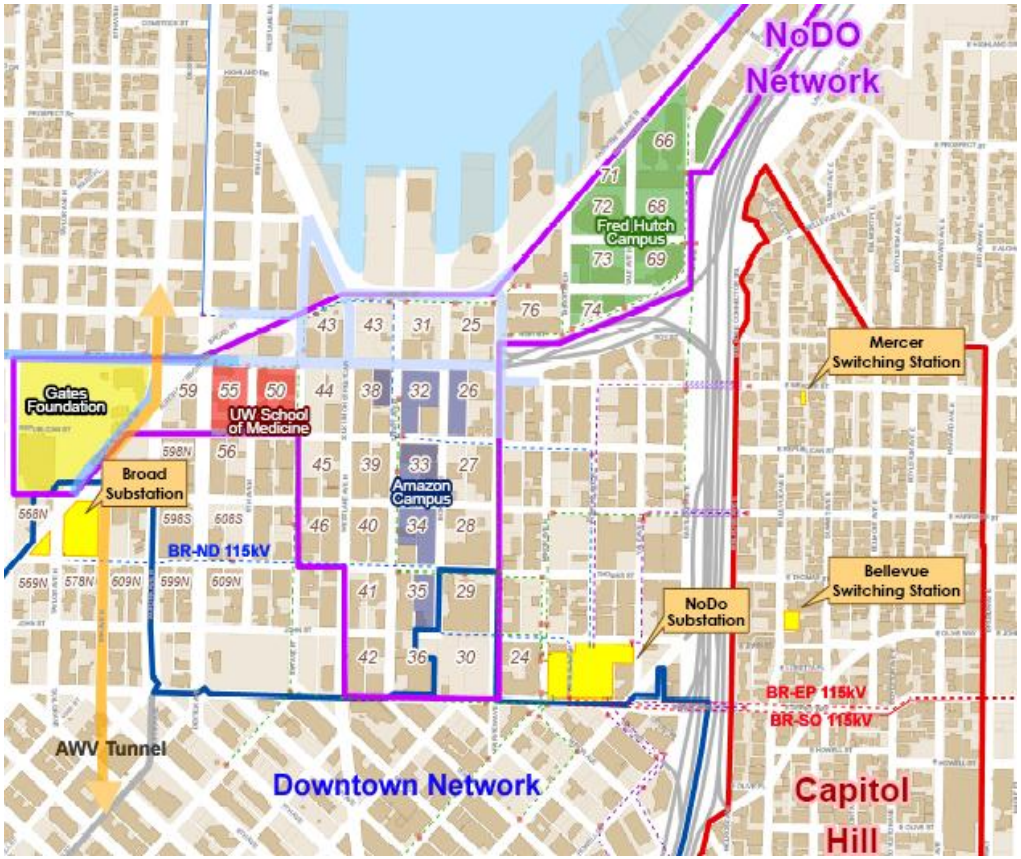
- **Alignment with City of Seattle Planning & Development Goals**
  - *Urban Centers / Urban Villages*
  - *City Center Strategy*
- **High Density Loads**
  - *Typical Density ~ Approx 30MW sq-mile*
  - *NODO Density ~ Approx 180MW sq-mile*
- **System-Wide Flexibility & Reliability**
  - *Provides expected reliability for customers*
  - *Minimizes outage exposure*
  - *Provides future expansion capabilities*



Source Document: DPD Planning Map

Recommendation to Build NODO Substation

- Provides necessary capacity for High Density Loads in a 13kV Network in the Denny Triangle and South Lake Union Urban Center
- Improve the reliability of the South Lake Union Urban Center
- Flexibility to provide solutions to Denny Triangle load-growth & integrate First Hill to network System
- Flexibility to integrate the 26kV radial system to support the capacity and reliability of adjacent service areas

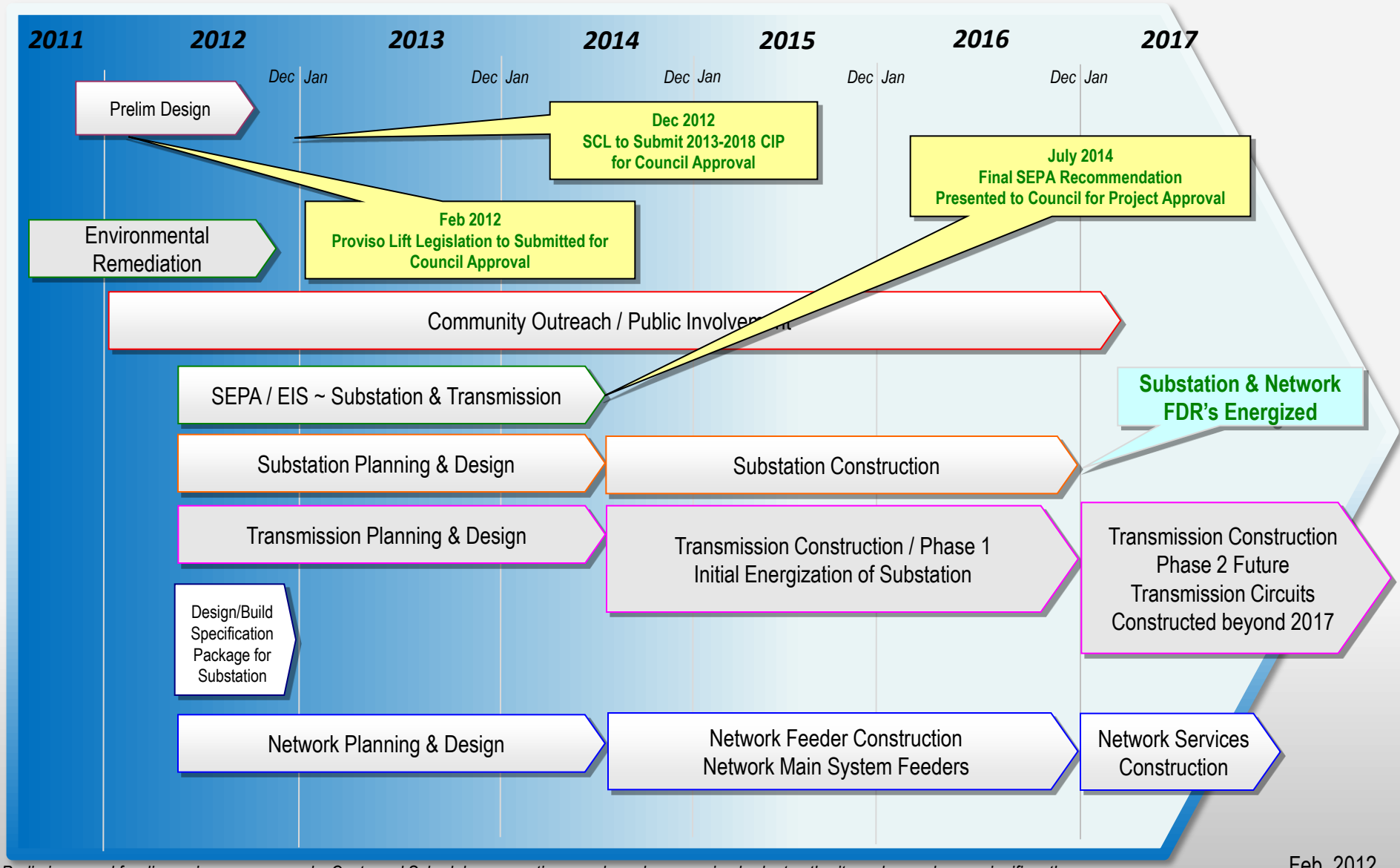


Substation, Transmission and Distribution Cost Estimates

Items	Estimated Cost ($MM)	Comments
Substation Property	$ 44	Approved 2009
Environmental Clean-up	$ 8.0	Approved 2009
SEPA & Preliminary Design	$ 0.5	Approved 2011
SEPA / EIS & Design	$ 4.0	See note below for Proviso Lift Legislation
Substation	$ 46.0	
Transmission	$ 52.0	
Distribution	$ 47.0	
Total Estimated Project Cost	**$ 201.5**	
Approved Funding 2009-2011	**$ 52.5**	Sub. property, environmental clean-up, and preliminary SEPA
Proviso Lift Legislation - 2012 Budget	**$ 8.0**	$4M for SEPA/EIS & design $4M for design build contracts, develop standards, etc
Request Additional Funding 2013 thru 2020	**$ 141.0**	

February 13, 2012

NODO Project Preliminary Timeline



** Preliminary and for discussion purposes only. Costs and Schedule assumptions are based on securing budget authority and may change significantly.*

Feb 2012

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